



Entered on Docket
December 31, 2009

A handwritten signature in dark ink, appearing to read "Linda B. Riegle".

Hon. Linda B. Riegle
United States Bankruptcy Judge

Electronically Filed on _____

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U.S. Bank National Association, as Trustee for Wachovia Loan Trust, Series 2006-AMN1
09-77226

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEVADA**

In Re:

Azalia J. Leblanc

Debtor.

BK-S-09-26614-LBR

Date: 12/1/2009
Time: 1:00 p.m.

Chapter 7

ORDER VACATING AUTOMATIC STAY

IT IS HEREBY ORDERED, ADJUDGED AND DECREED that the Automatic Stay in the above-entitled bankruptcy proceedings is immediately vacated and extinguished for all purposes as to Secured Creditor U.S. Bank National Association, as Trustee for Wachovia Loan Trust, Series 2006-AMN1, its assignees and/or successors in interest, of the subject property, generally described as 9136 Manalang Rd., Las Vegas, NV 89123, and legally described as follows:

PARCEL I

LOT FIFTY (50) IN BLOCK TEN (10) OF CRYSTAL SPRINGS R-2 NO 20, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 96 OF PLATS, PAGE 54, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPT ALL OIL, ASPHALTUM, PETROLEUM, NATURAL GAS AND OTHER HYDROCARBONS AND ANY OTHER VALUABLE MINERAL SUBSTANCES AND PRODUCTS AND ALL OTHER MINERALS, WHETHER OR NOT OF THE SAME CHARACTER HEREINBEFORE GENERALLY DESCRIBED, IN OR UNDER SAID LAND AND LYING AND BEING AT A VERTICAL DEPTH OF 500 OR MORE FEET BELOW THE PRESENT NATURAL SURFACE OF THE GROUND, BUT WITHOUT RIGHT OF ENTRY ON THE SURFACE OR WITHIN A VERTICAL DEPTH OF 500 FEET BELOW THE PRESENT SURFACE OF THE GROUND.

PARCEL II

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE PRIVATE DRIVES AND COMMON ELEMENTS OF THE ABOVE REFERENCED PLAT, AS PROVIDED FOR IN AND SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CRYSTAL SPRINGS NEIGHBORHOOD HOMEOWNERS ASSOCIATION RECORDED MAY 26, 1995 IN BOOK 950526 AS DOCUMENT NO 01158, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

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1 IT IS FURTHER ORDERED, ADJUDGED and DECREED that the Secured Creditor shall
2 give Debtor at least five business days' notice of the time, place and date of sale.

3 DATED this ____ day of _____ 2009

4 Submitted by:

5 **WILDE & ASSOCIATES**

6 By: Gregory L. Wilde, Esq

7 **Gregory L. Wilde, Esq.**

8 Attorney for Secured Creditor

9 208 South Jones Boulevard

Las Vegas, Nevada 89107

10 APPROVED / DISAPPROVED

11 By: _____

12 Sam Benevento

13 1945 E. Warm Springs Road

Las Vegas, NV 89119

14 Attorney for Debtor(s)

15 Nevada Bar No: _____

16 APPROVED / DISAPPROVED

17 By: _____

18 Lenard E Schwartzer

19 2850 S. Jones Blvd. #1

Las Vegas, NV 89146

20 Chapter 7 Trustee

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1 ALTERNATIVE METHOD RE: LOCAL RULE 9021:

2 In accordance with Local Rule 9021, the undersigned counsel certifies as follows (check one):

3 ☐ The court waived the requirements of LR 9021.

4 ☐ No parties appeared or filed written objections, and there is no trustee appointed in the case.

5 ☒ I have delivered a copy of this proposed order to all counsel who appeared at the hearing, any
6 unrepresented parties who appeared at the hearing, and any trustee appointed in this case,
and each has approved or disapproved the order, or failed to respond, as indicated below
(list each party and whether the party has approved, disapproved, or failed to respond to the
document):

7 (List Parties)

8 Debtor's counsel:

9 ☐ approved the form of this order ☐ disapproved the form of this order

10 ☐ waived the right to review the order and/or ☒ failed to respond to the document

11 ☐ appeared at the hearing, waived the right to review the order

12 ☐ matter unopposed, did not appear at the hearing, waived the right to review the order

13 Trustee:

14 ☐ approved the form of this order ☐ disapproved the form of this order

15 ☐ waived the right to review the order and/or ☒ failed to respond to the document

16 Other Party: _____

17 ☐ approved the form of this order ☐ disapproved the form of this order

18 ☐ waived the right to review the order and/or ☐ failed to respond to the document

19 Breach Order:

20 ☐ This is an Order Vacating the Stay after the Failure to cure a Declaration of Breach. Copies of
21 this proposed order were transmitted to Debtor's counsel and appointed trustee to which
22 they have not replied

24 Submitted by:

25 /s/ Gregory L. Wilde, Esq.

Gregory L. Wilde, Esq.

26 Attorney for Secured Creditor